041.0	0006	0011.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	789,700 /	789,700
					USE VALUE:	789,700 /	789,700
					ASSESSED:	789,700 /	789,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		RIVER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	86 RIVER STREET AUTO LLC
Owner 2:	
Owner 3:	
Street 1:	4 EMERALD ST
Street 2:	
Twn/City:	WAKEFIELD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01880 Type:

PREVIOUS OWNER

Owner 1:	FINOCHETTI JOHN V -
Owner 2:	-
Street 1:	86 RIVER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as Service St. with a Service Stat Building built about 1965, having primarily Brick Exterior and 864 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
334	7030.000	229,100	2,900	557,700	789,700
Total Card	0.161	229,100	2,900	557,700	789,700
Total Parcel	0.161	229,100	2,900	557,700	789,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 914.00 /Parcel: 914.00

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 28641

GIS Ref

GIS Ref

Insp Date 06/03/21

!3483!

PREVIOUS ASSESSMENT

Parcel ID 041.0-0006-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	334	FV	229,100	2900	7,030.	557,700	789,700		Year end	12/23/2021
2021	334	FV	1,800	2900	7,030.	548,700	553,400		Year End Roll	12/10/2020
2020	334	FV	97,600	2900	7,030.	539,700	640,200	640,200	Year End Roll	12/18/2019
2019	334	FV	86,700	63900	7,030.	503,700	654,300	654,300	Year End Roll	1/3/2019
2018	334	FV	86,700	63900	7,030.	449,700	600,300	600,300	Year End Roll	12/20/2017
2017	334	FV	86,700	63900	7,030.	395,800	546,400	546,400	Year End Roll	1/3/2017
2016	334	FV	86,700	63900	7,030.	296,800	447,400	447,400	Year End	1/4/2016
2015	334	FV	68,800	65800	7,030.	269,800	404,400	404,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:09:07

LAST REV

Date	Time
09/28/21	11:57:49
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3483

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FINOCHETTI JOHN	73574-423	1	11/1/2019	Change>Sale	807,541	No	No		TEARDOWN
	19852-288		5/1/1989		400,000	No	No		Y

USER DEFINED

Prior Id # 1:	28641
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2019	1768	Addition	350,000	O				emo & addition see
8/16/1994	425	Manual	1,500					SIGN

ACTIVITY INFORMATION

Date	Result	By	Name
6/3/2021	Measured	DGM	D Mann
6/23/2020	Meas/Inspect	DGM	D Mann
1/23/2020	SQ Mailed	JO	Jenny O
11/7/2018	MEAS&NOTICE	HS	Hanne S
3/19/2009	Meas/Inspect	197	PATRIOT
5/3/2000	Meas/Inspect	197	PATRIOT
5/2/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
334	Service St.		7030		Sq. Ft.	Site		0	31.	2.56	CA									557,659						557,700	

Total AC/HA:	0.16139	Total SF/SM:	7030	Parcel LUC:	334	Service St.	Prime NB Desc	COMM AVG	Total:	557,659	Spl Credit		Total:	557,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	75 - Service Stat		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1965	Eff Yr Blt:	2020
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	0.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		0	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25000000
Const Adj.:	1.10217142
Adj $ / SQ:	144.660
Other Features:	6552
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	229090
Depreciation:	0
Depreciated Total:	229090

COMMENTS

FINOCHETTI`S AUTO.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

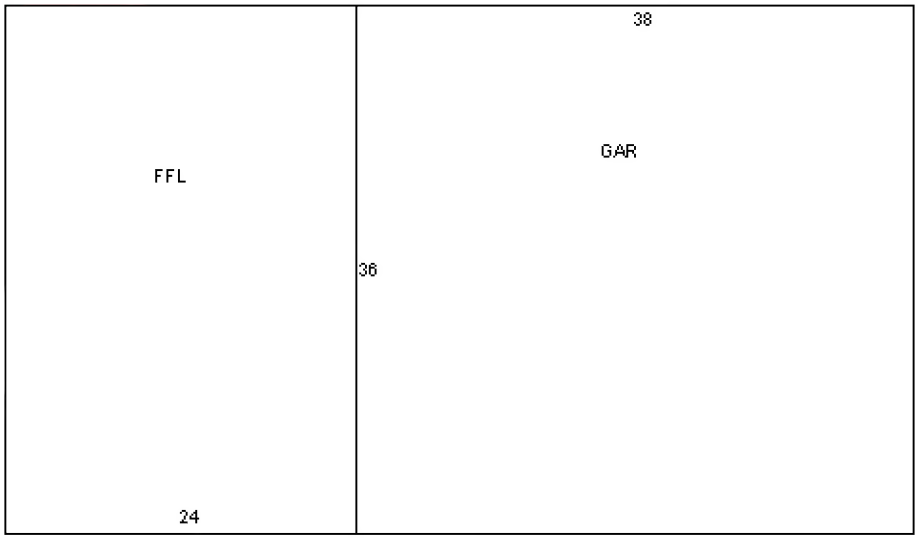
No Unit	RMS	BRS	FL
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	211.20
Special Features:	0	Val/Su Net:	102.64
Final Total:	229100	Val/Su SzAd	265.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GAR	Garage	1,368	18.550	25,372
FFL	First Floor	864	144.660	124,986

Net Sketched Area:	2,232	Total:	150,358

Size Ad	864	Gross Area	2232	FinArea	864

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0006-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
77	Lite-Single	D	Y	2	1	A	AV	1980	500.00	T	31.2	334			700			700
78	Lite-Double	D	Y	1	1	A	AV	1980	700.00	T	31.2	334			500			500
84	Sign-Ilum	D	Y	1	25	A	AV	1980	100.00	T	31.2	334			1,700			1,700

More:	N	Total Yard Items:	2,900	Total Special Featues:		Total:	2,900

IMAGE

AssessPro Patriot Properties, Inc